

WHEN RECEIVED RETURN TO
L. EUGENE HANSON
ATTORNEY AT LAW
P. O. Box 417
White Salmon, WA 98672

FILED FOR RECORD
SKAMANIA CO. WASH
BY *L. Eugene Hanson*

MAY 22 2 40 PM '95
P. Edwary
AUDITOR

122370

REAL ESTATE CONTRACT

GARY M. OLSON
BOOK 150 PAGE 62

1. PARTIES AND DATE: This Contract is entered into on the 15th day of May, 1995, between PENNY MARIE MURPHY, a married woman, as her separate estate, 1840 Alex Hamilton, Reno, NV 89509 and PATRICIA JO SCHUETZ, a married woman, as her separate estate, 1848 Spangle DR., Las Vegas, NV 89108, as tenants in common, as "Seller" and ELIZABETH K. HOGAN and THOMAS JUD, husband and wife, 112 Carr Rd., Cook, WA 98605 as "Purchaser."

2. SALE AND LEGAL DESCRIPTION: Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the following described real estate in Skamania County, Washington:

Lot 1 of Murphy-Schuetz Short Plat in the Northwest Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 9 East, W. M. in Block 10, Lot 3, Manzanola Orchard Tracts as recorded in Book 3, Page 229 of Short Plats, under Skamania County Auditor's File No. 117442.

TOGETHER WITH foot traffic easement described as follows: Beginning at the Northwest corner of the herein described property, which is the Southwest corner of Lot 2, of Murphy-Schuetz Short Plat in the Northwest Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 9 East; thence continuing North 30 feet; thence East 120 feet; thence South 30 feet; thence West 120 feet to the point of beginning. Such easement shall be for access to an unnamed creek within the described easement and shall not run with the land; but, rather, shall be personal to the Grantees.

SUBJECT TO and TOGETHER WITH Easements, of record, if any.

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3. (a) PRICE: Purchaser agrees to pay:

REAL ESTATE EXCISE TAX

| | |
|----------------------|------------------------------------|
| Total Purchase Price | \$20,000.00 |
| Down Payment | \$ 1,750.00 |
| Results in | \$18,250.00 Amount PAID <u>22%</u> |

financed by Seller.

MAY 22 1995

(b) PAYMENT OF AMOUNT FINANCED BY SELLER: Purchaser agrees to pay the sum of EIGHTEEN THOUSAND TWO HUNDRED FIFTY Dollars (\$18,250.00) as follows:

SKAMANIA COUNTY TREASURER

\$200.00, or more at Purchaser's option on or before the 16th day of January, 1995, and a like amount or more at Purchaser's option each and every month thereafter on the same day thereafter until paid in full. The outstanding balance of the purchase price shall at all times bear daily interest at the rate of seven percent (7%) per annum from the 2nd day of January, 1995. From each such payment so made shall first be deducted interest due to date and the balance thereof shall be applied in reduction of principal. The balance of this contract, both principal and interest, shall be paid in full on or before eleven (11) years from the above closing date of this contract.

Payment shall be made at: \$100.00 to Penny Marie Murphy, 1840 Alex Hamilton, Reno, NV 89509 and \$100.00 to Patricia Jo Schuetz, 1848 Spangle DR., Las Vegas, NV 89108, or at such other address as the Seller may direct in writing.

4. OTHER ENCUMBRANCES AGAINST THE PROPERTY: The property is subject to encumbrances including the following listed tenancies, easements, restrictions and reservations: NONE, except those as listed in Paragraph 2 hereof.

5. FULFILLMENT DEED: Upon payment of all amounts due Seller, Seller agrees to deliver to Purchaser a Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Purchaser or to defects in title arising subsequent to the date of this Contract, by through or under persons other than the Seller herein. Said Statutory Warranty Deed shall be held at Office of L. Eugene Hanson, Attorney at Law, 70 N. E. Estes Avenue, White Salmon, WA 98672.

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Check to Skamania, Washington County Auditors
Date 5/22/95
Amount \$ 3,912.11

6. POSSESSION: Purchaser is entitled to possession of the property from and after the date of this Contract.

7. TAXES, ASSESSMENTS AND UTILITY LIENS: Purchaser agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Purchaser may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Purchaser agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract.

8. INSURANCE: Purchaser agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Purchaser plus the balance due Seller, or full insurable value whichever is lower. All policies shall be held by the Seller and be such companies as the Seller may approve and have loss payable first to Seller as their interests may appear and then to Purchaser. Purchaser may within thirty (30) days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Purchaser deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Purchaser in insurance policies then in force shall pass to Seller.

9. NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS: If Purchaser fails to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Purchaser shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.

10. CONDITION OF PROPERTY: Purchaser accepts the property in its present condition and acknowledges that Seller, her agents and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Purchaser agrees to maintain the property in such condition as complies with all applicable laws.

11. RISK OF LOSS: Purchaser shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Purchaser from any of Purchaser's obligations pursuant to this Contract.

12. WASTE: Purchaser shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property.

13. CONDEMNATION: Seller and Purchaser may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Purchaser may within thirty (30) days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Purchaser deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.

14. DEFAULT: If the Purchaser fails to observe or perform any term, covenant or condition of this Contract, Seller may:

(a) Suit for Installments. Sue for any delinquent periodic payment; or

(b) Specific Performance. Sue for specific performance of any of Purchaser's obligations pursuant to this Contract; or

(c) Forfeit Purchaser's Interest. Forfeit this Contract pursuant to Ch. 61.30, R.C. as it is presently enacted and may hereafter be

amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Purchaser and all persons claiming through the Purchaser shall be terminated; (ii) The Purchaser's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made shall belong to the Seller; and (v) Purchaser shall be required to surrender possession of the property and improvements to the Seller ten (10) days after the forfeiture.

(d) Acceleration of Balance Due. Give Purchaser written notice demanding payment of said delinquencies and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either deposited in the mail addressed to the Purchaser or personally delivered to the Purchaser, the entire balance owing, including interest, if any, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest and late charges, if any, and reasonable attorney's fees and costs.

15. RECEIVER: If Seller has instituted any proceedings specified in Paragraph 14 and Purchaser is receiving rental or other income from the property, Purchaser agrees that the appointment of a receiver for the property is necessary to protect Seller's interest.

16. PURCHASER'S REMEDY FOR SELLER'S DEFAULT: If Seller fails to observe or perform any term, covenant or condition of this Contract, Purchaser may, after thirty (30) days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

17. NON-WAIVER: Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.

18. ATTORNEYS' FEES AND COSTS: In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorneys' fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorneys' fees and costs incurred in such suit or proceedings.

19. NOTICES: Notices shall be either personally served or shall be sent certified mail, return receipt requested by regular first class mail to Purchaser at 112 Carr RD., Cook, WA 98605, WA 98672, and to Seller at 1840 Alex Hamilton, Reno, NV 89509 and 1848 Spangle DR., Las Vegas, NV 89108, or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.

20. TIME FOR PERFORMANCE: Time is of the essence in performance of any obligations pursuant to this Contract.

21. SUCCESSORS AND ASSIGNS: Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and Buyer.

22. DUE ON SALE: If Purchaser, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a forfeiture or foreclosure or trustee or sheriff's sale of any of the Purchaser's interest in the property or this Contract, Seller may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Purchaser is a corporation, any

transfer or successive transfers in the nature of items (a) through (g) above of 10% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than three (3) years (including options for renewal), a transfer to a spouse or child of Purchaser, a transfer incident to a marriage dissolution or condensation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condenser agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the property entered into by the transferee.

23. ENTIRE AGREEMENT: This Contract constitutes the entire agreement of the parties and supercedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Purchaser.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year first above written.

SELLER:

PURCHASER:

Penny Marie Murphy
PENNY MARIE MURPHY

Elizabeth K. Hogan
ELIZABETH K. HOGAN

Patricia Jo Schuetz
PATRICIA JO SCHUETZ

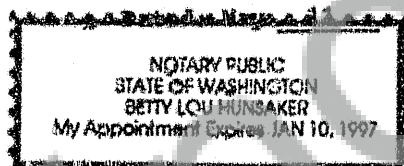
Thomas Judd
THOMAS JUDD

STATE OF WASHINGTON)

ss

County of Klickitat)

I certify that I know or have satisfactory evidence that PENNY MARIE MURPHY, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Betty Lou Hunsaker
Notary Public for Washington
residing at White Salmon, therein.
My appointment expires 1-10-97

STATE OF Oregon)

ss

County of Wood River)

I certify that I know or have satisfactory evidence that PATRICIA JO SCHUETZ is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Elizabeth A. Hollman
Notary Public for Washington OREGON
residing at White Salmon, Wood River, therein.
My appointment expires 6-3-95

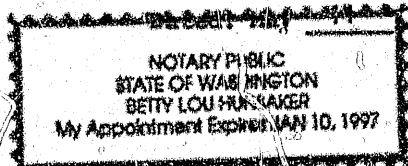
Dated: May 15, 1995.

STATE OF WASHINGTON)

ss

County of Klickitat)

I certify that I know or have satisfactory evidence that ELIZABETH K. HOGAN and THOMAS JUDD are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Betty Lou Hunsaker
Notary Public for Washington
residing at White Salmon, therein.
My appointment expires 1-10-97